



CITY OF FORT LAUDERDALE

APPROVED
Meeting Minutes
City of Fort Lauderdale
Community Services Board
February 10, 2020 – 4:00 P.M.
City Commission Chambers, City Hall
Fort Lauderdale, FL 33301

October 2019-September 2020

MEMBERS		PRESENT	ABSENT
Noah Szugajew, Chair	P	5	0
April Kirk, Vice Chair	A	3	3
Jonathan Bennett	A	2	2
Elizabeth Cupido	P	5	0
Christina Disbrow (arr. 4:09)	P	2	3
Mary Kinirons (by phone)	P	4	1
Richard Morris	P	4	1
Christi Rice	P	5	0
Terra Sickler	A	4	1
Marisol Simon	P	5	0
Dana Somerstein	P	4	1

Staff Present

Rachel Williams, Housing and Community Development Manager
Jamie Opperee, Recording Secretary, Prototype, Inc.

Communication to the City Commission

None.

I. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

- **Quorum Requirement – As of January 28, 2020, there are 11 appointed members to the Board, which means 6 constitutes a quorum**

Chair Szugajew called the meeting to order at 4:00 p.m. The Pledge of Allegiance was recited and roll was called.

II. WELCOME / BOARD AND STAFF INTRODUCTIONS

III. APPROVAL OF MINUTES – JANUARY 13, 2020

Motion made by Ms. Simon, seconded by Mr. Morris, to approve the minutes. In a voice vote, the **motion** passed unanimously.

IV. CSB BUSINESS

None.

V. CDBG

Ms. Williams advised that pre-applications for Community Development Block Grant (CDBG) funds have been screened. Full applications have been sent out and are due near the end of February 2020. New applicants may include Meals on Wheels. Jack and Jill Children's Center, which typically applies for CDBG funding, was not in attendance at the mandatory planning meeting and may not apply for funds during this cycle; however, if another agency cannot accept funding, those dollars may be offered to Jack and Jill.

Ms. Williams continued that she has met with the Aging and Disability Resource Center (ADRC) of Broward, which also missed the planning meeting. She recommended that the Board consider more ways in which they can distribute information about the mandatory planning window, as not all entities who wish to apply are being reached.

Ms. Disbrow arrived at 4:09 p.m.

The 2020 planning meeting was held on the second Monday in January. It is advertised in the *Sun-Sentinel*, as well as on the City's website, and Board members are provided with fliers for distribution. Information is also sent to the City Commissioners' offices. Staff sends a courtesy email to agencies that have applied for CDBG dollars in the past.

VI. HOPWA

• Updates

Ms. Williams noted that while the Board had anticipated review of Housing Opportunities for Persons with HIV/AIDS (HOPWA) expenditures and budgets, there are ongoing email issues.

Chair Szugajew stated that the Board would like to further examine the difference between a project-based model and provision of vouchers to clients. Ms. Williams explained that in the past, Fort Lauderdale operated primarily on a project-based model, with the additional capacity for roughly 200 vouchers. It was understood at that time that vouchers were the more expensive option. Following further analysis, however, the City recognized that while vouchers carried a higher cost, they allowed more funding to go directly toward housing clients, while a higher percentage of project-based costs went toward administration and operations.

Chair Szugajew recalled that he and Ms. Williams had discussed opening the waiting list for vouchers while also allowing agencies time to make plans to participate in this process. Over the long term, the intent is to move clients from the project-based model

and onto the voucher system. This would mean agencies providing project-based housing must seek alternate sources of funding for their properties and units. Ms. Williams clarified that some agencies' properties are under restrictive covenant, as HOPWA funds were used to acquire or rehabilitate their buildings. She recommended that level funding be maintained for these agencies.

Mr. Morris asked when the current HOPWA contract for providers is set to expire. Ms. Williams replied that there is one year remaining: a new request for proposal (RFP) will be issued in fiscal year 2021-2022. The RFP is good for three years unless an agency is removed from the program for cause.

Mr. Morris asked if the Board and agencies could use the next year to adjust and prepare for new providers. Ms. Williams advised that the Board would need to review materials, including expenditures, to see how the agencies budget their funds. Any leftover funding is returned to the City and could be reallocated to more clients through the voucher system.

Ms. Williams continued that the contracts for vouchers are between the owners/landlords of housing and the clients themselves. HOPWA agencies are responsible for a portion of rental assistance under the voucher system, while the owner or landlord is responsible for maintaining the property. There is no time limit on the agreement between HOPWA and the individual voucher recipient, although the Board may establish a time limit for vouchers if they wish.

Ms. Williams recommended that if the Board considers placing limits on vouchers, they keep the needs of disabled as well as able-bodied clients in mind. She clarified that the clients' needs and circumstances are reevaluated annually as part of the renewal/recertification process.

Ms. Simon requested information on the voucher guidelines set by the U.S. Department of Housing and Urban Development (HUD). Ms. Williams replied that each municipality can adopt a public housing authority (PHA) standard. Fort Lauderdale has chosen to adopt Section 8 housing rules, which are defined by HUD, to operate its voucher program. While Section 8 vouchers are portable, however, HOPWA vouchers remain within the jurisdiction to which they are assigned.

Francisco Gomez, representing Care Resource, provided an overview of how the city of Miami operates its HOPWA voucher program. The Miami waiting list for vouchers was reopened from February 5-21, 2020 for clients with HIV or AIDS. The program pays 70% of the voucher, with 30% to come from the clients' income. There are different rent calculations depending upon the types of housing provided. Clients are recertified each year, and home visits and inspections are performed by HOPWA agencies.

Ms. Somerstein requested that the Board hear from some of the agencies themselves regarding how a switch to vouchers might affect them. Sharon Bryant, representing

Mount Olive Development Corporation (MODCO), advised that this agency would have to open their apartments to the market, as they currently provide project-based housing. This would mean affordable housing units might disappear, as their rent would need to be adjusted for the competitive market.

VII. GOOD OF THE ORDER

Ms. Williams announced that a Neighborhood Support Night will be held on Thursday, February 13, 2020. This event provides information on available services from the City and its civic partners.

VIII. PUBLIC COMMENTS

None.

IX. ITEMS FOR THE NEXT AGENDA

Ms. Somerstein requested that other HOPWA providers be informed that the Board would like to hear their input on project-based versus tenant-based housing. Ms. Williams advised that agency representatives could be invited to the April 2020 meeting. Mr. Morris stated that he would like to see data from these agencies before hearing their input, and noted that the Board should first discuss and evaluate the City's strategy.

X. COMMUNICATIONS TO CITY COMMISSION

None.

XI. ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 4:41 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]